

## **ABSTRACT**

*During construction phase, inaccurate productivity due to improper project management is now frequently happened. Unpredictable costs, prolonged construction period as well as poor construction quality become an issue that occur excessively often. This will somehow, affect other corresponding works, identified as postponement to the completion of construction schedule. Therefore, project management is undeniably necessary to identify digression related to cost and schedule, oriented to performance.*

*This observation will quantify the project's performance by means of Earned Value Concept method, for the Development of TK Sultan Agung Project using Budgeted Cost of Work Schedule (BCWS), Budgeted Cost of Work Performed (BCWP) and Actual of Cost Work Performed (ACWP) as an indicator to analyze the result-value of Cost Varians (CV), Schedule Varians (SV), Cost Performance Index (CPI), Schedule Performance Index (SPI) in addition to forecast project's Estimate At Schedule (EAS) and Estimate At Cost (EAC) using Microsoft Excel.*

*The results showed that until week-17 the value of Cost Performance Index = 1,669, value of Schedule Performance Index = 0.792. Estimate At Cost of Rp 851.169.499,87 with 40,11% remains on the budget, equal to Rp 569.971.127,57, means the project earned Rp 569.971.127,57 of profitability. Estimate At Schedule valued 25,83 weeks with 51,96% delay, equal to 8,83 weeks of delay. However, an extension in project's timeline occurred during the process, therefore based on the result of week-24 analysis, it shows the Cost Performance Index value = 1,287, Schedule Performance Index = 1. Estimate At Cost of Rp 1.103.852.189,03 with 22,33% remains on the budget, equal to Rp 317.288.438,41, means the project earned Rp 317.288.438,41 of profitability. Estimate At Schedule = 24 weeks. This shows that the project is accomplished as scheduled. Some factors that have prominent impact during construction progress are weather condition, site surroundings, delay in tile procurements and changes in contract order.*

**Keyword** : Project, Cost, Schedule, Performance, Earned Value Concept

